

PEMBROKE PLANNING BOARD MINUTES
MONDAY, JUNE 8, 2015

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Paul Whitman, James Noone, Andrew Wandell Mr. & Mrs. Robert Rearick and Marilyn Zechello.

PLANS:

290 Center Street-Real Estate Rocks-Informal
Review Assisted Living By-law for Fall Town Meeting
Old Business:
Minutes and Correspondence

Chairman Dan Taylor opened the meeting by reading the following statement: "Please note that this meeting is being made available to the public through an audio recording which will be used to ensure an accurate record of proceedings produced in the minutes of the meeting. All comments made in open session will be recorded."

MINUTES: Mr. Wandell moved, seconded by Mr. Noone, "That the Planning Board minutes dated Monday, May 18, 2015 are accepted as printed." Voted unanimously

290 CENTER STREET-REAL ESTATE ROCKS: Ms. Coletta was not present for this meeting. Mr. Rearick came before the Board to discuss opening his food trailer at this location before a site plan was submitted. Mr. Rearick stated that last year when he was located at the Herring Run, which is town owned property he did not need a special permit or site plan approval because he was mobile and moved his truck every day. This year he wanted to move his trailer to 290 Center Street, a private property. He went before the Selectmen on Monday, June 1, 2015 for a Mobile Food Vendor Permit to operate a food trailer. This permit is conditional upon a written letter of site plan approval from the Planning Board. This permit has been granted on a six month renewable basis and will expire on December 1, 2015. The Board is requesting a site plan showing the where the trailer will be placed, parking, signage and egress to the property. The Board has waived the submittal fee to \$250.00 and will hold a public hearing once an application, plan and submittal fee is submitted. Mr. Rearick was told that a site plan is needed as it protects the town, abutters and his business if approval is granted. This location is a one acre parcel with a residence in the back and two businesses in the front and the trailer will make a third business on the property. The property is in a condo association with the residence in the back, and the Board feels that a letter should be received from the resident in the back with the submittal. It will take about one month to do what is required and Mr. Rearick stated that season for this business will be half over for the year. He will talk to the new owner or find a new location.

ASSISTED LIVING BY-LAW BY-LAW: The Board is working on an assisted living by-law to present to town meeting in the fall. The Board reviewed the draft that has been written. A lengthy discussion was held concerning the districts, size of lots and the number of stories that would be allowed in the different districts. A discussion was held concerning the Master Plan that was done in 2004. They looked at increasing the Business B District from 400 feet to 800 feet and the Residential-Commercial District to 800 feet as well. The lot that is being proposed is in Business B District. The Board has concerns about changing this lot to Industrial B and will talk to Town Counsel about the possibility of this being considered spot zoning or would it be better to extend Business B. They feel changing Business B from 400 feet to 800 feet is a big change to the by-law. The question the Board feels that needs to be addressed is where we want to allow assisted living facilities and in what districts should it be allowed. The Board will be reviewing and working on this by-law at their next meeting.

A motion was made and seconded that the Planning Board meeting be adjourned at 9:15 p.m.

The next regular meeting of the Board will be held on Monday, June 22, 2015 at 7:30 p.m.

Respectfully Submitted,

Marilyn Zechello – Planning Board Assistant